

Prime Southeast Iowa Combination Tract - Income & Premier Hunting
170th Street and Lick Creek Road
Birmingham, IA 52535

\$490,900
71.3± Acres
Van Buren County



Prime Southeast Iowa Combination Tract – Income & Premier Hunting Birmingham, IA / Van Buren County

SUMMARY

Address

170th Street and Lick Creek Road null

City, State Zip

Birmingham, IA 52535

County

Van Buren County

Type

Farms, Hunting Land, Recreational Land

Latitude / Longitude

40.800777 / -91.961319

Acreage

71.3

Price

\$490,900



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PROPERTY DESCRIPTION

71.3 Surveyed Acres | Van Buren County, IA

Situated just 6.5 miles north of Keosauqua, IA, this 71.3 surveyed acre parcel offers the ideal blend of tillable income, mature timber, and established wildlife habitat. Van Buren County is world-renowned for producing trophy whitetails, and this turn-key property is setup to deliver immediately for outdoor enthusiasts and land investors alike.

Property Breakdown

- **Hardwood Timber:** Features rolling topography, dense cover, and natural pinch points-ideal bedding habitat and travel corridors for big game.
- **FSA Indicates 23.56 Tillable Acres**
 - **19 Acres Cash Rented:** Provides reliable annual return to help offset taxes and holding costs.
 - **4.5 Acres Food Plots:** Strategic standing food sources established right next to cover to hold deer and turkey on the farm year-round.

The layout creates maximum edge effect, blending agricultural food sources seamlessly with thick cover. This allows you to hunt multiple wind directions without blowing out holding areas.

Whether you're looking to build a private retreat, generate steady income, or secure a world-class recreational property in Southeast Iowa, this tract checks every box.

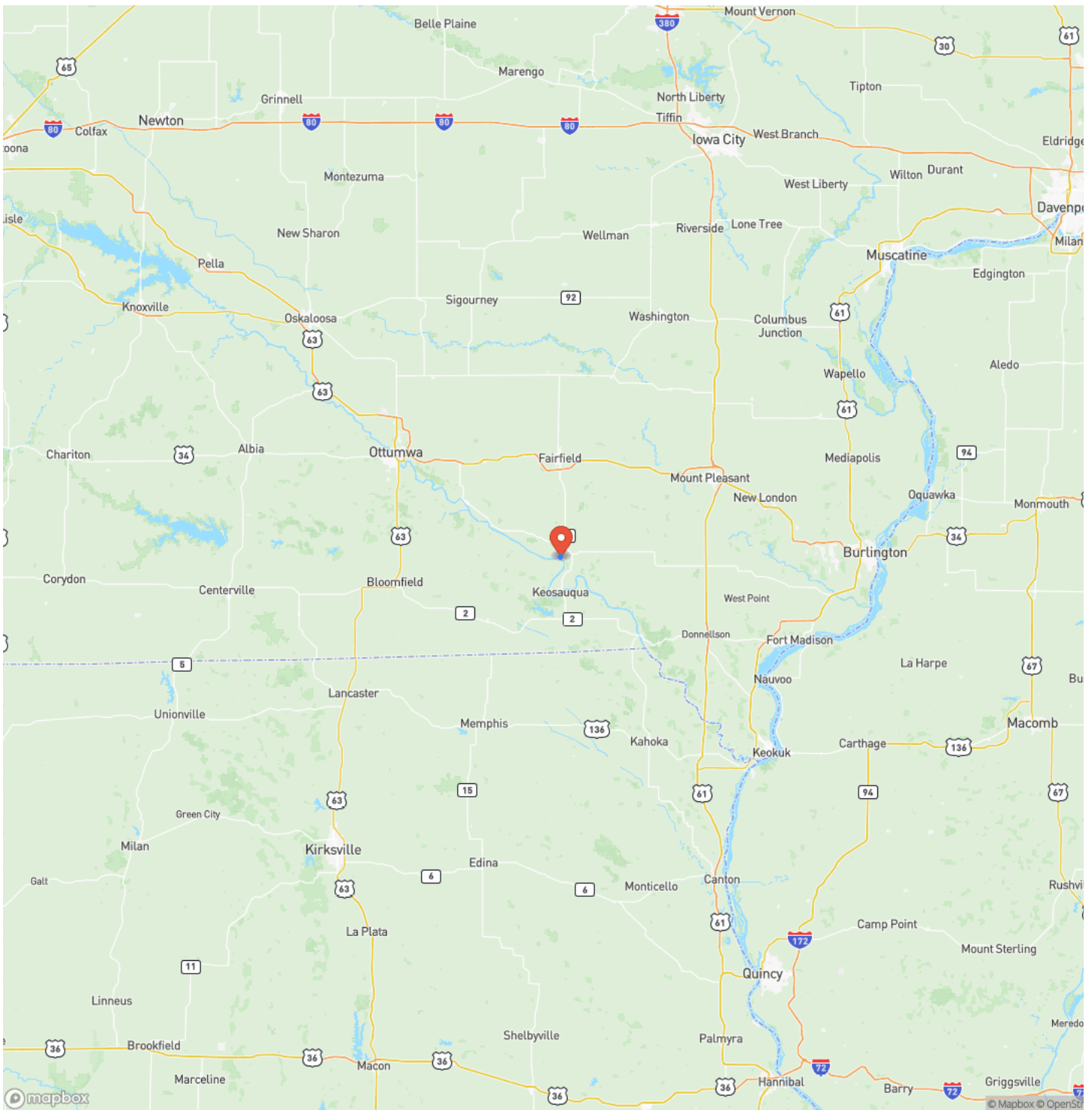
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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

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